

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 CAROLINE COURT ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rosebud

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

60 AVALON DRIVE ROSEBUD VIC 3939	\$960,000	26-Apr-23
23 WARRAIN AVENUE ROSEBUD VIC 3939	\$955,000	31-May-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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60 AVALON DRIVE ROSEBUD VIC 3939

Sold Price
\$960,000
Sold Date
26-Apr-23

3

2

-

Distance
1.19km



23 WARRAIN AVENUE ROSEBUD VIC 3939

Sold Price
\$955,000
Sold Date
31-May-23

4

2

2

Distance
1.4km

RS = Recent sale      UN = Undisclosed Sale

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